



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-24252 - APPLICANT/OWNER: SHELDON PAUL

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from U (Undeveloped) [DR (Desert Rural Density Residential) General Plan designation] to R-PD2 (Residential Planned Development – 2 Units Per Acre) on 5.0 acres adjacent to the northwest corner of Grand Canyon Drive and Alexander Road. An associated Site Development Plan Review (SDR-24253) for a proposed nine-lot single-family residential subdivision will be considered in conjuncture with this application.

The development located to the south is of a higher density than what is proposed for the subject site and future development to the east, west and north will consist of an equal or greater density than what has been proposed. Therefore, the requested rezoning from U (Undeveloped) [DR (Desert Rural Density Residential) General Plan designation] to R-PD2 (Residential Planned Development – 2 Units Per Acre) is appropriate and compatible with the surrounding area.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/21/01	The City Council approved an Annexation [A-0006-99(A)] application, which petitioned to annex property generally located at the northwest corner of Alexander Road and Grand Canyon Drive. The Planning Commission recommended approval. The annexation became effective on 11/30/01.
03/02/05	The City Council approved a request for a Rezoning (ZON-5796) from: U(Undeveloped) [DR (Desert Rural Density Residential) General Plan designation] to: R-PD2 (Residential Planned Development - 2 units per acre) on 5.0 acres adjacent to the northwest corner of Grand Canyon Drive and Alexander Road. The Planning Commission and staff recommended approval.
03/02/05	The City Council approved a request for a Site Development Plan Review (SDR-5797) for a proposed nine lot single-family residential development on 5.0 acres adjacent to the northwest corner of Grand Canyon Drive and Alexander Road. The Planning Commission and staff recommended approval.
05/12/05	The Planning Commission approved a request for a Tentative Map (TMP-6416) for a nine lot single family residential subdivision on 5.0 acres adjacent to the northwest corner of Alexander Road and Grand Canyon Drive
10/11/07	The Planning Commission recommended approval of companion item SDR-24253 concurrently with this application. The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #7/jm).
<i>Related Building Permits/Business Licenses</i>	
There are no building permits that pertain to this site.	

<i>Pre-Application Meeting</i>	
08/24/07	A pre-application was held with the applicant. The applicant explained that they had allowed Site Development Plan Review (SDR-5797) and Rezoning (ZON-5796), which were approved on 03/02/05, to expire. This new application would be the same as the previous approved one.
<i>Field Check</i>	
08/03/07	A field check was made on the site. The site is currently vacant and undeveloped.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	5.0

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation]
North	Undeveloped [Clark County}	Clark County	Clark County
South	Single Family Residential	L (Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Undeveloped [Clark County}	Clark County	Clark County
West	Undeveloped [Clark County}	Clark County	Clark County

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following Development Standards apply:

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	15,713 Feet
Min. Setbacks	
• Front	10 Feet
• Side	10 Feet
• Corner	10 Feet
• Rear	10 Feet

Max. Building Height	2 stories/ 35 feet
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Existing Zoning	Permitted Density	Units Allowed
U (Undeveloped) [DR (Desert Rural Density Residential)]	2.18 Units per Acre	10.9 Units
Proposed Zoning	Permitted Density	Units Allowed
RPD-2 (Residential Planned Development – 2 Units Per Acre)	2.49 Units per Acre	12.45 Units
General Plan	Permitted Density	Units Allowed
DR (Desert Rural Density Residential)	2 Units per Acre	10 Units

Pursuant to Title 19.12, the following Landscape Standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	22 Trees	26 Trees	Y
TOTAL		22 Trees	26 Trees	Y
Min. Zone Width	6 Feet		6 Feet	Y
Wall Height	8 Feet		8 Feet	Y

ANALYSIS

The proposed rezoning is to allow a proposed nine-lot single-family residential subdivision adjacent to the northwest corner of Alexander Road and Grand Canyon Drive. The proposed overall density of 1.8 dwelling Units per Acre falls within the density range of the DR (Desert Rural Density Residential) General Plan Designation. The average size of lots within the development is approximately 15,883 square feet. Access to the site will be made from Grand Canyon Drive, designated as an 80-foot Secondary Collector on the Master Plan of Streets and Highways; via a 40-foot wide private drive.

The development located to the south is of a higher density than what is proposed for the subject site and future development to the east, west and north will consist of an equal or greater density than what has been proposed. Therefore, the requested rezoning from U (Undeveloped) [DR (Desert Rural Density Residential) General Plan designation] to R-PD2 (Residential Planned Development – 2 Units Per Acre) is appropriate and compatible with the surrounding area.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. “The proposal conforms to the General Plan.”

The proposed Rezoning to R-PD2 (Residential Planned Development – 2 Units Per Acre) is compatible with the DR (Desert Rural Density Residential) land use category of the General Plan, which allows residential densities up to two dwelling units per gross acre. The proposal would develop at a density of 1.8 units per gross acre.

2. “The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”

The proposed development of a nine-lot single-family residential subdivision on a 5.0 acre parcel will be compatible with surrounding zoning districts, which call for development of a residential character at a density of at least 2 Units Per Acre.

3. “Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”

The R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning on the subject site is an appropriate transition from the R-CL (Single Family Compact-Lot) to the south of the site and the R (Rural Density Residential) and RNP (Rural Neighborhood Preservation) land use designations to the south, east and west.

4. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”

Access to the site will be made from Grand Canyon Drive, designated as an 80-foot Secondary Collector on the Master Plan of Streets and Highways. Such street facilities will be adequate in size for the proposed development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

ASSEMBLY DISTRICT 4

SENATE DISTRICT 6

NOTICES MAILED 213 by Planning Department

APPROVALS 0

PROTESTS 1